

Hillside Residential Zone

10-9A-13-9: CUL-DE-SACS:

The design of the road system shall provide for continuous circulation throughout the project. Cul-de-sacs and temporary dead end roads stubbed for future development must have approval by the planning commission and are only allowed where unusual conditions exist which make other designs undesirable. Cul-de-sac streets shall be not longer than four hundred fifty feet (450') and shall be terminated by a turnaround or loop road of not less than one hundred twenty feet (120') in diameter. The planning commission can grant an exception for a cul-de-sac of up to one thousand feet (1,000') in length if the developer demonstrates that this design is less damaging to the natural terrain than a through street. Surface water must drain away from the turnaround unless the city catch basins and drainage easements are provided. No cul-de-sac shall have more than sixteen (16) building lots. All cul-de-sacs shall provide pedestrian connectivity to open space areas, public facilities, trails, or adjacent subdivisions. (Ord. 08-4, 2-26-2008)

Hillside Cluster Overlay Zone

10-11C-7-12: CUL-DE-SAC LENGTH:

The planning commission can grant an exception for a cul-de-sac of up to one thousand feet (1,000') in length if the developer demonstrates that this design is less damaging to the natural terrain than a through street. The planning commission can allow up to twenty (20) lots on a cul-de-sac without a secondary access. (Ord. 08-5, 2-26-2008)

Planned Mountain Home Developments

10-11F-8: STREETS AND TRAVEL WAYS:

F. Continuous Circulation; Cul-De-Sacs: To the maximum extent possible, the design of the road/travel way system shall provide for continuous circulation throughout the project. Cul-de-sacs (dead end roads) shall be allowed only where unusual conditions exist which make other designs undesirable. Cul-de-sac streets shall be not longer than four hundred fifty feet (450') and shall be terminated by a turnaround or loop road of not less than one hundred twenty feet (120') in diameter.

Elk Ridge Development and Construction Standards

02.08.064. Cul-De-Sacs. The maximum length of a cul-de-sac is 400 feet measured from the nearest right-of-way line of the adjoining street to the center of the cul-de-sac, and the minimum radius of the cul-de-sac is 60 feet at the property line. Surface water must drain away from the turnaround. A exception may be granted where surface water cannot be drained away from the turnaround along the street due to grade. Should this exception exist, necessary catch basins and drainage easements shall be provided.

Issue 2

Non-Conforming Lot:

785 North Valley View Circle

The subdivision was approved in January of 2001. The rear setback was approved as 12 feet. Our current setbacks require a minimum of 25 feet in the rear. The lot is narrow and long and thus when the current setback is taken into account there is approximately 35 feet of width between the front and rear setback.

The code has accommodations for lots that were previously approved and met code at the time of approval. Lots in this situation are considered legal non-conforming lots. Title 10 Chapter 13 covers these situations. It states:

10-13-8: NONCONFORMING LOTS OF RECORD:

In all zones wherein single-family dwellings are listed as a permitted use, a single-family dwelling may be constructed on any lot or parcel of land, even though such lot or parcel does not comply with the area or width requirements for single-family dwellings within the zone, subject to a determination by the zoning administrator that the lot complies with all of the following: (Ord. 97-7-8-8, 7-8-1997; amd. Ord. 12-05, 11-27-2012)

- A. The lot or parcel qualifies as a nonconforming lot of record (existed as a separately described parcel on the records of the county recorder prior to the effective date of the ordinance), and the parcel does not constitute an illegal subdivision lot; (Ord. 97-7-8-8, 7-8-1997)
- B. Single-family dwellings are listed as a permitted use in the present zone; and (Ord. 97-7-8-8, 7-8-1997; amd. Ord. 12-05, 11-27-2012)
- C. All setbacks, height, access, building size, utility and special provision requirements of the existing zone and all applicable supplementary regulations can be met. (Ord. 97-7-8-8, 7-8-1997)